

FOR SALE BY PRIVATE TREATY

Site with FPP at Sandy Lane, Curracloe, Co. Wexford.

AMV: €85,000

D941.CM



- c. 0.61 acre residential site in one of Curracloe's most desirable coastal locations.
- Full planning permission for an architect-designed detached residence.
- Superb sea views overlooking the new Curracloe Links Golf Course.
- Walking distance to Curracloe Village and the famous Blue Flag beach.
- Planning permission granted with a 'Local Need' restriction
- For further details, contact the sole selling agents,
Kehoe & Assoc. on 053 9144393

Location

Situated on Sandy Lane, this exceptional site enjoys an enviable setting in the heart of Curracloe, one of County Wexford's most sought-after coastal destinations. The property overlooks the new Curracloe Links Golf Course while also benefiting from stunning views towards the sea, creating an idyllic setting for a future family home.

Curracloe Village is within walking distance, offering a welcoming community with local amenities including shop, hotels, pubs, school, post office and sporting facilities. The location combines the peace and tranquillity of coastal living with the convenience of everyday services close at hand. The new Ravenport Resort Hotel is on your doorstep.

Curracloe's renowned Blue Flag beach is also within walking distance. Famous for its miles of golden sandy strand and natural dunes, it provides the perfect setting for walking, swimming, water sports or simply enjoying the spectacular scenery throughout the year.



Site with FPP at Sandy Lane, Curracloe, Co. Wexford.

An outstanding opportunity to acquire a superb residential site extending to approximately 0.61 acres in an exclusive and highly desirable location on Sandy Lane, Curracloe. Rarely do sites of this quality, with sea views and such close proximity to the beach, become available to the market.

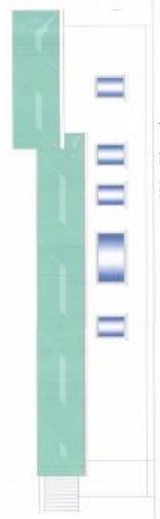
The property benefits from full planning permission for an impressive architect-designed detached residence, allowing the successful purchaser to create a beautiful contemporary home in an exceptional coastal setting. The elevated position offers attractive views over the surrounding countryside, the new Curracloe Links Golf Course and towards the sea.

This property will appeal to purchasers seeking a premium site in a quiet residential area, combining privacy with convenience. Planning permission has been granted subject to a

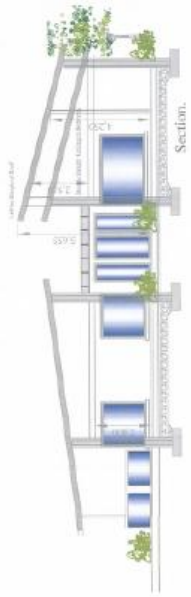
Local Need restriction, and intending purchasers should satisfy themselves that they meet the qualifying criteria.



AT THE PROPOSED WORKS AND FOR THE PROPOSED NOISE
LEVELS, THE CONSTRUCTION OF THE BRIDGE
WILL INVOLVE THE FOLLOWING: 1. THE BRIDGE
WILL BE CONSTRUCTED IN TWO STAGES. 2. THE
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3. THE BRIDGE WILL BE CONSTRUCTED IN TWO STAGES.
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9. THE BRIDGE WILL BE CONSTRUCTED IN TWO STAGES.
10. THE BRIDGE WILL BE CONSTRUCTED IN TWO STAGES.



Side Elevation



Section

Capital Surveys Ltd. Callaghanmore, Callaghan Co. Wexford info@capitalsurveys.ie 087 6857864 Line 1 including Surveying / Engineering Consultant	Client: Eirco Kelly Sandy Lane Curraghmore Wexford.	Project: Proposed Dwelling House	
		Down By: Kevin Kelly	Date: 16.5.24
Scale: 1:100 A 1			
No 24(5 R)			

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PLEASE NOTE:

This site is been sold with the benefit of the current grant of planning permission. Any proposed changes on this planning permission must be done post completion of sale.

LEGAL:

Stone Solicitors LLP

The Bullring

Wexford

053 9146046

info@stonelaw.ie

DIRECTIONS:

Proceed to Curracloe Village taking the R741 passing the new Ravenport Resort Hotel on the left-hand side. Take the next left. Turn up Sandy Lane and the site for auction is approximately 450m on the right hand side. (For Auction boards)

Selling Agent: Colum Murphy

Contact No: 053 9144393

Email: sales@kehoeproperty.com

Kehoe & Assoc.,

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Wexford

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

